

12 North Street West  
Uppingham  
LE15 9SG

£900,000

Hurfords



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Exempt



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- Beautifully Presented Grade II Listed Home
- 5 Bedrooms Over 2 Floors
- Situated in Uppingham Town Centre
- Steeped in Character Features
- Completely Renovated Throughout to a Fabulous Standard
- Large Double Oak Framed Carport
- Stunning Landscaped Garden
- Plenty of Vehicle Access Via Large Electric Gates
- Tenure: Freehold



# 12 North Street West Uppingham Rutland LE15 9SG

Positioned in a fabulous location in the heart of Uppingham is this stunning Grade II listed home boasting 5 double bedrooms and universal living arrangements, completely renovated throughout to offer a premium finish now featuring a large driveway with a double oak framed carport. Hurfords is proud to launch this completely renovated home in the heart of Uppingham town centre, retaining its character and charm with timber sash windows and an oak framed porch as you enter the home. The property has been finished to a high standard boasting 5 bedrooms over two floors offering plenty of fitted storage and a bathroom on each floor. The master bedroom spans the depth of the property with the fabulous addition of a large dressing room and fitted wardrobes either side of the Victorian fireplace.

The ground floor comprises of universal living with two reception rooms to the front of the home, one featuring a character fire place and the other a snug with a wood burning stove for those cooler nights. The main sitting room has been opened up to an additional seating area leading to double doors out to the courtyard. Moving through to the rear of the home there is access to a large utility room for housing the white goods with entrance to a downstairs W/C ideal for when entertaining or families. Entering the rear range is a stunning kitchen, modern in design finished with premium appliances including a double Neff oven, induction hob, dishwasher, large wine fridge and an American style fridge freezer. The central island is a great spot for entertaining with plenty of space for bar stools, again with double doors opening up to the courtyard. Entering the rear of the home, where a former garage once sat is now a vaulted double height dining room, the most wonderful spot for entertaining family and friends with the existing wooden doors opening up to the rear garden.

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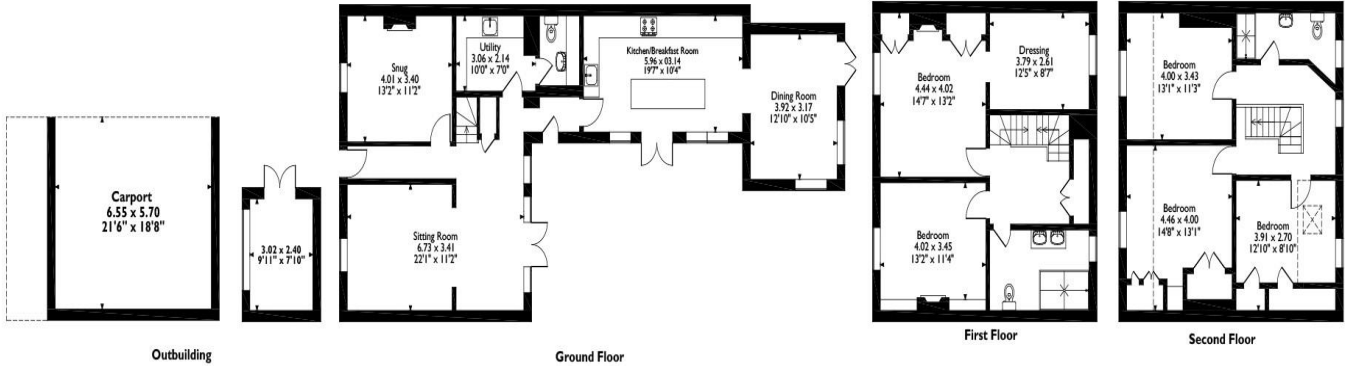
12 North Street West, Uppingham, Oakham

Approximate Gross Internal Area

Main House = 208 Sq M/ 2239 Sq Ft

Outbuilding = 7 Sq M/ 75 Sq Ft

Total = 215 Sq M/ 2314 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Externally to the rear is where the home comes alive during the warmer months. The garden has been beautifully landscaped with a great balance and blend of paving for alfresco dining drinking, mature beds and lawn for families leading up to a large oak framed car port with a blocked pave driveway with plenty of space for vehicles. Our vendors have installed a large electric gate, when closed completely enclosing the garden but offering easy access for vehicles.

This house is a unique property in the centre of Uppingham with the huge benefit of so much parking and finished to a stunning standard, viewing is essential to take in all on offer!





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